



**Planning, Development
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DATE: 11.23.2015
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **HELMSDALE AT LANDFALL PHASE II [Initial Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.



BASE INFORMATION:

- **The submitted plan is a new phase, and therefore, has not been approved by the TRC. The plan shows the approval for the previous Phase I approval, which may lead to confusion as to when the elements of Phase II were reviewed and approved.**
- New signature blocks are required for this plan. The 2014 approval blocks must be removed from the plan and new signature blocks must be added to the plan.

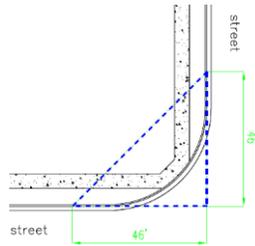
TECHNICAL STANDARDS – NEW STREETS:

1. The proposed street cross section does not match city standards for the placement of the plaza area and sidewalk per SD 3-01[[Standard Detail SD 3-01 \(Street Section\) CofWTSSM](#)]
2. The plaza must be adjacent to the curb and the sidewalk must be behind the plaza area. Please revise the proposed detail.
3. The adjacent streets in this area, (Arboretum Drive, South Moorings Drive, etc.) have the plaza beside the curb and the sidewalk behind the plaza. Without this separation between the curb and sidewalk, the proposed street will not match the city standard or local context for streets in this neighborhood.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

4. Distinguish between proposed and existing sidewalk(s) and provide dimensions
5. Provide sidewalk detail SD 3-10 on the plan.
6. Please show pedestrian connections to the active and passive recreational (common) areas.
7. Show and apply the City’s 46’x46’ sight distance triangle at each street corner intersection on the landscaping plan. [[Sec.18-529\(c\)\(3\)CofW LDC](#)] Add a note indicating that all proposed vegetation

within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



TECHNICAL STANDARDS – PARKING:

8. If the site proposes a club house or pool area, then the site may have to provide off street parking to be arranged per Sec. 18-526 of the land development code. [Sec.18-526 CofW LDC]
9. If the project provides a club house and off-street parking, please provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC]

TECHNICAL STANDARDS – Barrier Free Design:

10. Please show the locations of the wheel chair ramps and tactile mats at the street corners for this project.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD-13 CofW Tech Stds]
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [Detail SD 15-13 CofW Tech Stds]
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. All parking stall markings and lane arrows within the parking areas shall be white.
- E. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- F. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- G. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [SD 15-14 CofW Tech Stds]
- H. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps (new and unsigned) prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.